

Board of Mayor and Aldermen
Town Of Nolensville
P.O. Box 547, Nolensville, TN 37135

Resolution #03-12

**A RESOLUTION ADOPTING A PLAN OF SERVICE FOR THE ANNEXATION
OF PHASE ONE BY THE TOWN OF NOLENSVILLE, TENNESSEE**

WHEREAS, *Tennessee Code Annotated* Section 6-51-102 as amended requires that a plan of service be adopted by the governing body of a city prior to passage of an annexation ordinance if any territory or territories totaling more one-fourth square miles (160 acres) or having a population of more than 500 persons may be annexed within any 12-month period; and,

WHEREAS, the Town Of Nolensville contemplates exceeding one (or both) of these minimum conditions by the proposed annexation of any area described as follows:

Beginning at a point on the **centerline** of Nolensville Road, also known as State Road 31A/41A, said point being at its intersection with the **Williamson County/Davidson** County line;

Thence, southwesterly following said Williamson County **Davidson** County line to a point on the centerline of Mill Creek;

Thence, continuing along said Williamson County/Davidson County **line**, also following the centerline of Mill Creek to a point of intersection of the extension of the westerly line of Williamson County parcel number 031—00800 and said county line;

Thence, southerly along the westerly line of parcel number 031—00800 to its intersection with the northern boundary of the Concord Forest Subdivision, Section One, as recorded in Plat Book 5, Page 42 in the Registrars Office Williamson County (**ROWC**). Said boundary also being the corporate limits of the City of **Brentwood**, Tennessee;

Thence, southerly along said boundary of Concord Forest Section One and Concord Forest, Section Two, as recorded in Plat Book 5, Page 62 ROWC, also being the corporate boundary of the City of Brentwood Tennessee to the southeast corner of Williamson County parcel number 033—12300;

Thence, in a westerly direction, still following the corporate boundary of the City of Brentwood, Tennessee to its intersection with the easterly right-of-way line of Waller Road. Said point identified as being the southwest corner of Williamson County parcel number 033—12901;

Thence, continuing in a westerly direction to a point of intersection with the centerline of Waller Road;

Thence, in a southerly direction along the centerline of Waller Road crossing Sunset Road to a point, being the southwest corner of Williamson County Parcel number 056---07402;

Thence, along the southern boundary of said parcel number 056—07402 to its intersection with the western line of Williamson County parcel number 056—07900, said point also being the northwest corner of said parcel.

Thence, along the adopted Urban Growth Boundary as approved via Town of Nolensville Resolution 00-04 southerly, westerly and easterly to the southwest corner of Williamson County parcel number 056—00101. Said point also being the northerly right-of-way of Sam Donald Road.

Thence, easterly along the said northerly right-of-way of Sam Donald Road to a point of intersection with the extension of the southerly line of Williamson County parcel number 056— 10205;

Thence, southerly along the boundaries of Williamson County parcel numbers 56—10205, 056—10204, and 056—10203 to the westerly boundary of Williamson County parcel number 056—10300;

Thence, Southerly to the southwest corner of said parcel number 056—10300;

Thence easterly to the southeast corner of said parcel number 056—10300;

Thence northerly along the easterly boundary of said parcel number 056—10300 and the south boundary of **Williamson** County parcel 056—10500 to the southerly right-of-way of Sam Donald Road, also the northeast corner of said parcel number 056—10500;

Thence; continuing on the same bearing from the northeast corner of said parcel number 056-10500 to a point of intersection with the northerly right-of-way of Sam Donald Road;

Thence, along said northerly right-of-way of Sam Donald Road to its intersection with the westerly corporate limits of the Town of **Nolensville**, Tennessee. Said point also being the **centerline** of Mill Creek;

Thence, along the westerly corporate limits of the Town of Nolensville to its intersection with the easterly right-of-way line of Nolensville Road, also known as State Route 31A/41A;

Thence, continue along said corporate limits, on the same bearing to a point of intersection with the easterly right-of-way of Nolensville Road;

Thence, northerly along said corporate limits to the southwest corner of **Williamson** County parcel number 022—10802;

Thence, easterly along the corporate limits of the Town of Nolensville, also being the southerly property line of said parcel number 033-10802 to the southeast corner of said parcel;

Thence, northerly along the eastern property line of said parcel number 033—10802, and continuing along the easterly property line of Williamson County parcel number 033—10801 to the northeastern most corner of said parcel number 033-10801. Said point also being the southeast corner of Williamson County parcel number 033—10500;

Thence, westerly along the southern property lines of Williamson County parcel numbers 033--10500, 033—10600 and 033—10700 to the southwest corner of parcel number 033—10700;

Thence along the westerly property line of said parcel number 033-10700 to the southerly right-of-way of Kidd Road;

Thence, continuing northerly along the easterly property boundary of Williamson County parcel number 033---11602 to the northeast corner of said parcel;

Thence in a northerly direction along the westerly boundary of said parcel number 033—08500 to its northwest corner;

Thence, easterly along the northerly property line of parcel number 033—08500 and parcel 033—08600 to the intersection with the southeastern corner of Williamson County parcel number 033—08304;

Thence, northerly along the eastern property line of said parcel number 033-08304 to its northeast corner;

Thence, Westerly along the northern property line of said parcel number 033—08304 to the southerly extension of the eastern property line of Williamson County Parcel number 033— 08302;

Thence, northerly along said extension of the easterly property boundary of parcel number 033—08302 to the northeast corner of said parcel;

Thence, easterly and northerly along the southerly and easterly property line of Williamson County parcel number 033—08200 to its intersection with the Williamson County/Davidson County boundary;

Thence, northeasterly along said Williamson County/Davidson County boundary to its intersection with the centerline of Nolensville Road, also knows as State Route 31A/41A;

Thence, northerly along the said centerline of Nolensville Road to the point of beginning.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF NOLENSVILLE, TENNESSEE:

Phase 1 Annexation approximately 2212.70 Acres

Section 1. Pursuant to the provisions of Tennessee Code Annotated, Section 6-51-102, there is hereby adopted, for the area bounded as described above, the following plan of service to inform interested residents and property owners in the Phase 1

Location - The proposed annexation area is divided by Nolensville Road with the first portion being located on the east side of Nolensville Road from the Williamson County line to the existing Town's corporate limits. The second portion is located to the west of the Town's existing corporate limit and the west of Nolensville Road. The annexed area is contiguous to the existing corporate limits and contains a total of 2212.70 acres. The proposed annexation area encompass 246 parcels: the majority of the land is currently used for agricultural purposes. Figure 1 shows the general location of the proposed annexation area in relationship to the Town's current corporate boundaries and its Urban Growth Boundary. Appendix A provides a list of the current property owners within the proposed annexation area.

Existing Land Use - Based upon information obtained from the Williamson County Property Appraiser, the annexed area contains: one hundred fifty seven (157) residential parcels, four (4) parcels used for commercial uses, ten (10) parcels used for institutional or utility purposes, thirty two (32) parcels used for farming or agricultural purposes and forty three (43) vacant parcels. All of the residences within the annexation area are single-family homes and include both mobile homes and conventional built homes.

The proposed annexation area currently has 157 residences. The estimate population of this area upon annexation is 455 people (2.9×157). Based upon a total of 756.48 acres in residential parcels, the total residential density is .59 persons per acre. The proposed density of the annexation area is in compliance with the population projects made in the Urban Growth Boundary Plan.

Provision of Services to the Annexed Area

I. Water Service:

The entire area is located within the Nolensville/College Grove Utility District water service area. The Nolensville/College Grove Utility District has full responsibility for the expansion, operation and maintenance of their utility system. Water service is currently provided to residents living along existing roads. The developers of new subdivisions will be responsible for extending new water lines, fire hydrants and sewer lines in conformance with the rules and regulations of the appropriate utility at the time of construction.

II. Sewer Service:

The entire area is located within the Metro Nashville sewer service area. Metro Nashville has full responsibility for the expansion, operation and maintenance

of their utility system. The extension of sewer to serve existing homes on septic systems will be carried out in conformance with the policies of Metro Nashville. A Metro decision to extend sewer and the timing/prioritization of construction will be based on an assessment of imminent health issues, petitions received from interested homeowners and the availability of a trunk sewer line in the area. Homes in this area are currently served by septic systems.

III. Police Protection:

This area is currently served by the Williamson County Sheriff's Department. Upon annexation, the Town's existing police force will be required to patrol and response to this area. This annexation area adds 3.12 square miles to their patrol area. Regular patrolling, radio responses to calls and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation. When this area is fully developed additional patrolmen along with vehicles and related equipment will be hired to provide a level of service comparable to other residential areas in the Town. The hiring of new personnel will be phased in a manner consistent with the rate of development and full build-out of the area.

IV. Fire Protection:

This area is currently served by the Nolensville Volunteer Fire Department and will continue to be served upon annexation. No additional manpower or equipment is anticipated to be needed with this phase of annexation. Fire protection by the present personnel and the equipment of the firefighting force, within the standard limitations of available water and distances from existing fire stations, will be provided on the effective date of annexation. All residences and property to be served in the annexed area are within 1-5 miles of the fire station.

V. Emergency Medical Services:

No additional services or cost anticipated.

VI. Parks and Recreation:

This area is currently served by the Williamson County Parks and Recreation Department, as is the current Town corporate limits. No additional park facilities are anticipated due to this area being annexed.

VII. Road Maintenance:

Upon annexation, all roads, which are currently under County maintenance, would be added to the Town's inventory upon annexation. It should be noted, that all roads will need to be inventoried and analyzed to determine the exact condition of the road, and if any improvements are needed. Any large scale development in this area would require extensive road work to occur. The periodic mowing of right-of-way along streets in the area will be initiated in the spring of 2004. Routine road maintenance service (paving, pot-hole repair, striping, signs, mowing and snow removal) will begin in the annexed area on the effective date of annexation for all existing roads that are officially accepted and maintained by Williamson County and in a manner consistent with current service delivery in the Town limits. Refuse collection will continue to be

provided by private haulers in a manner consistent with collection inside the Town limits.

VIII. Planning and Codes Oversight:

All planning, zoning and development regulations of the Town will extend to the annexed area on the effective date of annexation. Existing personnel will handle oversight and enforcement of existing regulations.

IX. Subdivision Plan Approvals & Future Zoning of Area:

The development of public improvements in any new subdivision in the area will occur at developer expense in accordance with the current Town subdivision regulations and construction standards. The final platting of lots, bonding of improvements, and future acceptance of improvements for perpetual maintenance shall be carried out in accordance to Town policies. On the effective date of annexation, the installation of new streets, curb and gutter sections, storm drainage facilities, street lighting, underground electrical service and other public improvements in subdivisions (or new sections thereof) authorized by the Nolensville Planning Commission will be carried out by the developer at his expense using the Town's current subdivision regulations and construction standards. The final platting of lots, bonding of improvements, and future acceptance of improvements for perpetual maintenance shall be carried out in accordance to Town policies.

X. Code Enforcement:

All inspection services now provided by the Town (building, plumbing, mechanical, gas, and other municipal codes and ordinances) will begin in the area for all new structures with permits issued by the Town after the effective date of annexation. The County will be expected to complete all inspections and issue certificates of occupancy for all structures that were permitted by the County and for which fees were collected prior to the effective date of annexation.

XI. Public Library:

Residents of the annexed area have full access to the Williamson County Library located on Oldham Road. The library continues to place a high priority on expanding the number of collection items available to patrons.

XII. Revenues (Taxes and Fees)

The Primary sources of revenues that will be used to pay for the expanded serves include property taxes, state shared taxes distributed to the Town on a per capita basis and residential building permits. The annual tax bill for a \$275,000 house is projected to be \$27.50 under the current Town tax rate of \$.04 cents per \$100 of assessed value. Additional shared taxes received from the State of Tennessee are projected to average \$96 per household annually. To collect this per capita distribution of funds from the State beginning July 1, 2004, the Town will need to

complete a special census of the population in the annexation areas with the official certification of additional population by the State anticipated by June 2004.

XIII. Natural Gas

Gas service within the Town is provided by United Cities Gas under a franchise agreement with the Town. The extension of gas service into the annexed areas will be done under the policies established by the gas company, in accordance with the Franchise agreement.

XIV. Electric Service

The area to be annexed will continue to receive electric service from Middle Tennessee Electric Cooperative.

XV. Refuse Collection

The Town currently does not provide refuse service for existing residents and therefore cannot extend these services to the newly annexed areas. Residents will continue to utilize private hauling services.

XVI. Street Lighting

In all newly developed areas all street lighting will be in compliance within the existing subdivision regulations and zoning ordinance of the Town Of Nolensville. Street lights for all existing roads will be installed in a manor consistent with current service delivery in the town limits.

RESOLVED this 4th day of December 2003.

Charles F. Knapper, Mayor

Cindy Lancaster, Town Recorder